VALUATION REPORT

Peroorkada Service Co-operative Bank Ltd | Asset PSCB26P0001

Valuation Summary

Asset	**2 year old Individual House for sale at Peroorkada**
Category	**Houses - Individual House**
Location	**Peroorkada, Thiruvananthapuram**
Valuer	**M/s Malabar Asset Valuers**
Date of Valuation	**04 Oct 2026**
Fair Market Value	**Rs. 1,52,68,000**
Realisable / Reserve Value	**Rs. 1,26,00,000**

Property Particulars

Land Area	**10 cents**
Built-up Area	**2850 sq.ft**
Carpet Area	**2337 sq.ft**
Bedrooms / Bathrooms	**4 / 3**
Floors / Year Built	**2 / 2024**
Furnishing / Facing	**Semi-Furnished / South**
Road Access	**12 ft panchayat road**
Survey No. / Village	**139/4 / Peroorkada**
Taluk	**Thiruvananthapuram**
Title Deed No.	**1293/2008**

Valuer's Remarks

The undersigned has inspected the above asset on 04 Oct 2026 at the request of Peroorkada Service Co-operative Bank Ltd. The valuation is arrived at on the basis of prevailing market rates in the locality, physical condition, age and marketability of the asset. The distress sale value has been considered for fixing the reserve price for the e-auction.

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